

BOARD OF APPEAL REFERRALS

May 20, 1982

1. Z-5599 Mordecai O. Wilson
25 Virginia Street, Dorchester
2. Z-5605 Lode, Inc.
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3. Z-5613 Anthony Magliore
351-353 Meridian Street, East Boston
4. Z-5640 Arnold J. Mason
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5. Z-5654 L & D Associates
51-53 Church Street, Boston
6. Z-5658 Charles F. and Dorothy A. Ferranti
35 Kingston Street, Boston

MEMORANDUM

May 20, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 5/25/82

Z-5599
Mordecai O. Wilson
25 Virginia Street, Dorchester
near Dudley Street

Three-story structure

District(s):	apartment _____	general business _____	industrial _____
	residential R-.8 _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from one-family dwelling to one-family dwelling
and lodging house - 15 lodgers.

Violation(s):
Section

Lodging house is conditional use.

Lot area and off-street parking are insufficient.

Use is existing and well maintained. No objections. Recommend approval.

VOTED: In reference to petition Z-5599, Mordecai O. Wilson,
25 Virginia Street, Dorchester, for a conditional
use and two variances for change of occupancy from
one-family dwelling to one-family dwelling and
lodging house in a residential (R-.8) district, the
Boston Redevelopment Authority recommends approval.
Use is existing and well maintained. No objections.



25 VIRGINIA ST.
(DOR.)

Board of Appeal Referrals 5/20/82

Hearing: 5/25/82

Z-5605

Lode, Inc.

64-65 Chatham Street, Boston
near Commercial Street

Two-story structure

District(s):	apartment_____	general business <u>B-8</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: repaint sign.

Violation(s):
Section

Sign is not allowed above sills of first level of windows above first story.

Sign now indicates "NICELY, NICELY'S", the present occupant of restaurant at the site. However, it is located on wall above the second floor of abutting building. Signs of this type are prohibited by the Waterfront Urban Renewal Plan without specific Authority approval, and also violate the Zoning Code, Section 11-7. Recommend denial.

VOTED: In reference to petition Z-5605, Lode, Inc., 64-65 Chatham Street, Boston, for a conditional use to repaint sign in a general business (B-8) district, the Boston Redevelopment Authority recommends denial. Sign is located on wall above the second floor of abutting building. Signs of this type are prohibited by the Waterfront Urban Renewal Plan without specific Authority approval, and also violate the Zoning Code, Section 11-7.



Board of Appeal Referrals 5/20/82

Hearing: 5/25/82

Z-5613

Anthony Magliore

351-353 Meridian Street, East Boston
at Eutaw Street

Three-story structure

District(s):	apartment <u>H-1</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: change occupancy from two-family dwelling and store to
two-family dwelling and restaurant.

Violation(s):
Section

Restaurant is forbidden use.

Change in nonconforming use.

Site is inappropriate for take-out pizza restaurant. Use will significantly increase traffic and parking congestion on Meridian Street. MBTA bus stop is located directly in front of building. Recommend denial.

VOTED: In reference to petition Z-5613, Anthony Magliore, 351-353 Meridian Street, East Boston, for a forbidden use and change in nonconforming use for change of occupancy from two-family dwelling and store to two-family dwelling and restaurant in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Site is inappropriate for take-out pizza restaurant. Use will significantly increase traffic and parking congestion on Meridian Street. MBTA bus stop is located directly in front of building.



WHITE

MERIDIAN

NARSON

VONMOUTH

MARION

EUTAW

TRENTON

HUGH ROE O'DONNELL SCHOOL (E.L.)

MADISON CHURCH OF THE FATHER

LEXINGTON

PUBLIC LIBRARY
EAST BOSTON
BRANCH

PRINCETON

SARATOGA

Z-5613

351-353 MERIDIAN ST
(E.B.)

STREET

STREET

SO KNOWN AS WILLIAM C. KELLY

Board of Appeal Referrals 5/20/82

Hearing: 5/25/82

Z-5640
Arnold J. Mason
309-311 Emerson Street, South Boston
near M Street

Five-story structure

District(s):	apartment <u>H-1-50</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: install two sun decks first-floor level and a sun roof -
18-unit apartment dwelling.

Violation(s):
Section

Open space and rear yard are insufficient.

Additions completed. Violations existing and technical. Lincoln Square Park directly in front of structure mitigates open space deficiency.
Recommend approval.

VOTED: In reference to petition Z-5640, Arnold J. Mason, 309-311 Emerson Street, South Boston, for two variances to erect three additions to an eighteen-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Additions are existing and technical. Lincoln Square Park directly in front of structure mitigates open space deficiency.



INDEPENDENCE

SQUARE

EAST

BROADWAY

SOUTH
BAPTIST
CHURCH

JOSEPH TACHERMAN
SCHOOL

STREET

FOURTH

GASTON
SCHOOL
(E.L.)

CUTLER COURT

FIFTH

SIXTH

SEVENTH

Z-5640

309-311 EMERSON ST.

(S.B.)

EIGHTH

EAST

HATCH

ST.

ST.

ST.

HARDY

STREET

Board of Appeal Referrals 5/20/82

Hearing: 5/18/82

Z-5654
L & D Associates
51-53 Church Street, Boston
at Piedmont Street

One-story structure

District(s):	apartment <u>H-2</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: erect one-story addition to office-apartment structure.

Violation(s):
Section

Extension of a nonconforming use.

Floor area ratio excessive.

Addition will create three offices. Plans have been reviewed with staff and design found acceptable. Recommend approval with proviso.

VOTED: In reference to petition Z-5654, L & D Associates, 51-53 Church Street, Boston, for extension of a nonconforming use and variance to erect a one-story addition to office-apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

PUBLIC Z-5656
51-53 CHURCH ST
(B.P.)

BOSTON

COMMON



Board of Appeal Referrals 5/20/82

Hearing: 5/25/82

Z-5658

Charles F. and Dorothy A. Ferranti
35 Kingston Street, Boston
near Bedford Street

Five-story structure

District(s):	apartment_____	general business <u>B-10</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from one apartment, store, and light
manufacturing to one apartment, store, and dance school.

Violation(s):
Section

Dance school is conditional use.

Ballet school (Sandy Hagen's School of Dance) is consistent with commercial
area. Recommend approval.

VOTED: In reference to petition Z-5658, Charles F. and
Dorothy A. Ferranti, 35 Kingston Street, Boston,
for a conditional use for change of occupancy
from one apartment, store, and light manufactur-
ing to one apartment, store, and dance school in
a general business (B-10) district, the Boston
Redevelopment Authority recommends approval.
Ballet school is consistent with commercial
area uses.

